

Reference: 30015291 - 326 - JC5  
After recording return to:  
Russell T. Hester  
4683 Glacier Street  
Mt Vernon, WA 98273



200903200141  
Skagit County Auditor

3/20/2009 Page 1 of 1 3:35PM

CHICAGO TITLE CO.  
1C47081

Reference: 30015291-326-JC5

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)** Federal National Mortgage Association for and in consideration of Two Hundred Twenty Two Thousand, Five Hundred and no/100 Dollars (\$222,500.00), in hand paid, bargains, sells, and conveys to **Russell T. Hester, a single individual** the following described real estate, situated in the County of **Skagit**, state of **Washington**:

LOT 38, PLAT OF SKAGIT HIGHLANDS DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON

Abbreviated Legal: **Lot 38, PLAT OF SKAGIT HIGHLANDS DIVISION 3, 200605150163,**

Tax Parcel Number(s): **4892-000-038-0000**

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$267,000.00 for a period of three (3) months from the date of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$0.00 for a period of zero (0) months from the date of this Deed. These restrictions shall run with the land and are not personal to Grantee.

The Restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage of Deed of Trust.

Dated: March 18, 2009

**SELLER:**

Federal National Mortgage Association

Colleen M. Liston, Assistant Secretary  
State of TEXAS

784  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 20 2009

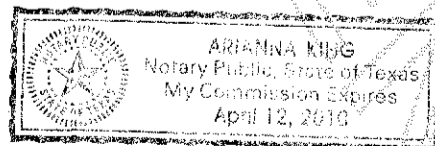
Amount Paid \$  
Skagit Co. Treasurer  
By *Chllem* Deputy

SS:

County of DALLAS

On this 19th day of March, 2009, before me the undersigned, a Notary Public in and for the State of Texas duly appointed and sworn personally appeared COLLEEN M LISTON to me known to be the Assistant Secretary of FEDERAL NATIONAL MORTGAGE ASSOCIATION the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that SHE IS authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.  
Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of TEXAS  
Residing at DALLAS  
My Appointment expires: \_\_\_\_\_



Bargain and Sale Deed - LPB-15 (7/97)  
LPB-15

**NORTHPOINT ESCROW AND TITLE, LLC**